

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, if Any,
 Attached

BUILDING INSPECTION

Permit Number: 061658

This is to certify that LaFrance, Joshua & April/Estate Fine Homes, Inc

has permission to New 2 story single family home w/ garage

AT 22 BAILEY AVE

PL 332 G001001

PERMIT ISSUED

DEC 11 2006

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or closed-in. **NO OTHER NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas M. Mackley
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|-------------------------------------|-------------------|
| Permit No: 06-1658 | Issue Date: PERMIT ISSUED | CBL: 332-6-007 |
| | | 332 001001 |

| | | | |
|---|--|---|------------------------|
| Location of Construction: 22 BAILEY AVE (<i>will be 40 Bailey</i>) | Owner Name: LaFrance, Joshua & April | Owner Address: 393 Center Street | Phone: 207-576-2507 |
| Business Name: | Contractor Name: Heritage Fine Homes, Inc | Contractor Address: 393 Center Street Suite 2 Auburn | Phone: 207-576-2507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R3 |

| | | | | |
|--|--|--|---|--------------------|
| Past Use: Vacant Land | Proposed Use: Single Family Home - New 2 story single family home w/ garage | Permit Fee: \$1,495.00 | Cost of Work: \$140,000.00 | CEO District: 5 |
| Proposed Project Description: New 2 story single family home w/ garage | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC 2003 | |
| | | Signature: | Signature: <i>Jim 12/6/06</i> | |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | | | |
| | | Signature: | Date: | |

| | | | | |
|-----------------------------|---------------------------------|------------------------|--|--|
| Permit Taken By: ldobson | Date Applied For: 11/13/2006 | Zoning Approval | | |
|-----------------------------|---------------------------------|------------------------|--|--|

| | | | |
|---|---|--|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 6 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>memo 2006-0223</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>OK w/ced. h. g. 11/24/06</i> | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input checked="" type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>7-0</i> <input type="checkbox"/> Denied Date: <i>5/4/06</i> | Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: |
|---|---|--|--|

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



General Building Permit Application

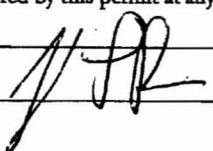
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

| | | |
|--|--|--|
| Location/Address of Construction: lot split from 22 Bailey Ave. | | |
| Total Square Footage of Proposed Structure 2,128 sq. ft. includes garage | Square Footage of Lot 7,577.5 sq. ft. | |
| Tax Assessor's Chart, Block & Lot # Chart# Block# Lot# 332 6 1 | Owner: Joshua and April LaFrance | Telephone: 576-2507 |
| Lessee/Buyer's Name (If Applicable) N/A | Applicant name, address & telephone: Joshua LaFrance 393 Center St. Ste. 2 Auburn, ME 04210 576-2507 | Cost Of Work: \$140,000.00 Fee: \$1795.00 C of O Fee: \$ |
| Current Specific use: <u>vacant</u> If vacant, what was the previous use? <u>NONE</u> Proposed Specific use: <u>single family dwelling</u> Project description: <u>Construction of a new single family home.</u> | | |
| Contractor's name, address & telephone: <u>Same as applicant dba Heritage Fine Homes, Inc</u> Who should we contact when the permit is ready: <u>Josh LaFrance</u> Mailing address: <u>393 Center St. Ste. 2</u> <u>Auburn, Maine 04210</u> Phone: <u>576-2507</u> | | |

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

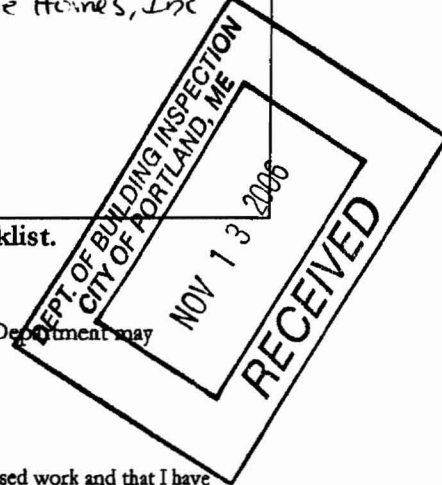
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 

Date: 11/13/06

This is not a permit; you may not commence ANY work until the permit is issued.



Applicant: Joshua & April La France

Date: 11/15/06

Address: Original lot - 22 Bailey
(maybe 38-40 Bailey)

C-B-L: original 332-6-001
(new lot 332-6-6,7,8,37)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot - fronts on Bailey - Rear of property on Tarbell

Proposed Use/Work - build 2 story single family w/ 1 car attached garage

Sewage Disposal - city

Lot Street Frontage - 50' min. - 50' given

Front Yard - 25' min. - 26' scaled - porch comes out 4' from building for a total of 48' - extends 1' into front yard - OK
Section 14-425.

Rear Yard - 25' min - 26' scaled

Side Yard - 1 1/2 stories 8' - 8.5' on left to garage.
2 " 14' - 17' on right

Projections -

Width of Lot - 65' min. - 73' scaled

Height - max 38'

Lot Area - 6,500 Φ min. - 7580.5 Φ given

Lot Coverage Impervious Surface - 35% 2653.18 Φ

Area per Family - 6,500 Φ ~~min~~

Off-street Parking - 2 spaces required - OK

Loading Bays - N/A

Site Plan - minor/minor 2006-0223

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X

*partial daylight basement.

$$\begin{array}{r} 28 \times 32 = 896 \\ 24 \times 16 = 384 \\ \text{porch } 2 \times 12 = 24 \\ \hline 1304 \end{array}$$

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|------------------------------|--|----------------------------|
| Permit No: 06-1658 | Date Applied For: 11/13/2006 | CBL: 332 G001001 |
|------------------------------|--|----------------------------|

| | | | |
|---|---|--|---------------------------------|
| Location of Construction: 22 BAILEY AVE (#40) | Owner Name: LaFrance, Joshua & April | Owner Address: 393 Center Street | Phone: 207-576-2507 |
| Business Name: | Contractor Name: Heritage Fine Homes, Inc | Contractor Address: 393 Center Street Suite 2 Auburn | Phone: (207) 576-2507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|---|--|
| Proposed Use: Single Family Home - New 2 story single family home w/ garage | Proposed Project Description: New 2 story single family home w/ garage |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2006

Note: 11/16/06 Note 6 on the site plan talks about lot 3 being approved as a buildable lot byt the ZBA 5/4/06. Ther **Ok to Issue:**
it goes on to talk about Lots 1 & 2 as shown on this plan. This property has only been approved as a split into two lots. The plan only shows two lots not three and there is no approval for three lots.
11/16/06 Zoning can't sign off until the bump out of the porch (2' x 12') is added to the site plan so it matches the building plan. Moved it forward to residential plan reviewers.

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:**

Note: **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 12/07/2006

Note: **Ok to Issue:**

- 1) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

Comments:

11/16/2006-amachado: This new lot was part of CBL 332 G001. The new CBL will be 332 G007. The address on the original property was 22 Bailey. The address of the new property will be 40 Bailey Ave.

| | | | |
|---|---|--|---------------------------------|
| Location of Construction: 22 BAILEY AVE (#40) | Owner Name: LaFrance, Joshua & April | Owner Address: 393 Center Street | Phone: 207-576-2507 |
| Business Name: | Contractor Name: Heritage Fine Homes, Inc | Contractor Address: 393 Center Street Suite 2 Auburn | Phone: (207) 576-2507 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

11/16/2006-amachado: Spoke to Josh LaFrance. He confirmed that there would be no bulkhead. He also said that he would draw in the 2' x 12' bumpout of the front porch on the site plan to match the building plan. Moved permit forward to residential plan reviewers in the mean time.

11/17/2006-amachado: Site plan has been revised. Zoning has signed off,

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 332-61

Building Permit #: 332-6-1

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0223

Application I. D. Number

11/13/2006

Application Date

Joshua LaFrance/ Heritage Fine Homes, In

Applicant

393 Center Street Suite 2, Auburn, ME 04210

Applicant's Mailing Address

Josh LaFrance

Consultant/Agent

Applicant Ph: (207) 576-2507 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

22 - 22 Bailey Ave, Portland, Maine

Address of Proposed Site

332 G001001

Assessor's Reference: Chart-Block-Lot

Single Family Home- Split off 22 Bailey

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/14/2006

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

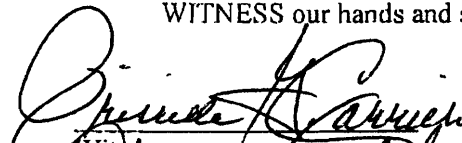
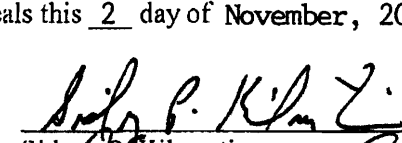
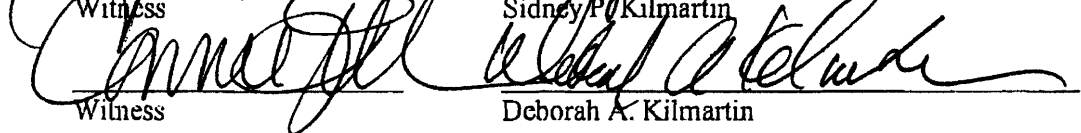
WARRANTY DEED

SIDNEY P. KILMARTIN and DEBORAH A. KILMARTIN, individuals of Portland, Maine, for consideration paid, grant to JOSHUA LAFRANCE and APRIL M. LAFRANCE, individuals of Auburn, Maine with a mailing address of 393 Center Street, Suite 2, Auburn, Maine 04210, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land situated in Portland, County of Cumberland, State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO

Being a portion of the same premises conveyed to the Grantors herein by Warranty Deed dated July 27, 1999 from Erlene G. Roman and recorded in the Cumberland County Registry of Deeds in Book 14938, Page 133.

WITNESS our hands and seals this 2 day of November, 2006

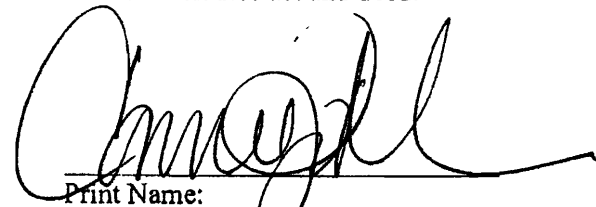

Witness

Sidney P. Kilmartin

Deborah A. Kilmartin

STATE OF MAINE
CUMBERLAND, SS.

November 2, 2006

Personally appeared the above-named Sidney P. Kilmartin and Deborah A. Kilmartin and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Print Name:

Notary Public/Attorney at Law

Connie Jo Minervino
Notary Public, Maine
My Commission Exp. 12/29/07

EXHIBIT 'A'

A CERTAIN PORTION OF A LOT OF PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF BAILEY AVENUE IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ONE-INCH IRON PIPE FOUND FLUSH WITH THE GROUND ON THE WESTERLY SIDELINE OF BAILEY AVENUE, SAID IRON PIPE MARKING THE MOST SOUTHWESTERLY PROPERTY CORNER OF THE LAND NOW OR FORMERLY OF BARBARA W, GILDARD AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 3572, PAGE 201; SAID IRON PIPE ALSO MARKING THE MOST SOUTHEASTERLY PROPERTY CORNER OF THE ORIGINAL PARCEL AS PREVIOUSLY DESCRIBED IN A DEED FROM ERLENE G. ROMAN TO THE HEREIN GRANTORS, SIDNEY P. KILMARTIN AND DEBORAH A. KILMARTIN, DATED JULY 29, 1999 AND RECORDED IN THE AFOREMENTIONED REGISTRY OF DEEDS IN BOOK 14938, PAGE 133;

THENCE, BY AND ALONG THE WESTERLY SIDELINE OF BAILEY AVENUE FOLLOWING A MAGNETIC BEARING, SOUTH 42°-46'-00" WEST, A DISTANCE OF 50.00 FEET TO THE BEGINNING OF CURVE TO THE LEFT HAVING A RADIUS OF 40.22 FEET, A CURVE LENGTH OF 61.58 AND A CHORD LENGTH AND BEARING OF 55.74, NORTH 09°-49'-51" WEST;

THENCE, FOLLOWING THE ABOVE CURVE ALONG ITS LENGTH OF 61.58 FEET;

THENCE, NORTH 47°-14'-00" WEST, A DISTANCE OF 50.97 FEET TO ANOTHER CURVE TO THE LEFT HAVING A RADIUS OF 6.77 FEET, A CURVE LENGTH OF 6.30, A CHORD LENGTH AND BEARING OF 6.08 FEET, NORTH 16°-36'-30" WEST;

THENCE, FOLLOWING THE ABOVE ALONG ITS LENGTH OF 6.30 FEET;

THENCE, NORTH 49°-30'-27" WEST, A DISTANCE OF 59.57 FEET TO THE SOUTHERLY SIDELINE OF TARBELL STREET, AN UNIMPROVED PAPER STREET;

THENCE, BY AND ALONG THE SIDELINE OF TARBELL STREET, NORTH 42°-46'-00" EAST, A DISTANCE OF 75.41 FEET TO THE LAND NOW OR FORMERLY OF LLEWELLYN C. SMITH AND DOLORES L. SMITH;

THENCE, BY AND ALONG THE LAND OF THE SMITH'S, SOUTH 47°-14'-00" EAST, A DISTANCE OF 80.00 FEET TO THE LAND OF THE AFOREMENTIONED BARBARA W, GILDARD;

THENCE, BY AND ALONG THE LAND OF GILDARD, SOUTH 42°-46'-00" WEST, A DISTANCE OF 60.00 FEET;

THENCE, CONTINUING BY AND ALONG THE LAND GILDARD, SOUTH 47°-14'-00" EAST, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PORTION OF THE PARCEL OF LAND CONTAINS 7577.5 SQUARE FEET OR 0.17 ACRES.

THE BEARINGS SHOWN HEREIN ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN ON THE SUBJECT PARCEL DURING THE YEAR 2004 WITH A HAND HELD MAGNETIC COMPASS.

THIS DESCRIPTION BASED UPON A BOUNDARY SURVEY AND PLAN THEREOF DATED
MARCH 03, 2006 AND ENTITLED PROPOSED LOT SPLIT AT 22 BAILEY AVENUE, PORTLAND MAINE
PREPARED FOR DEBORAH AND SIDNEY KILMARTIN BY BACK BAY BOUNDARY, INC. 643 FOREST
AVENUE PORTLAND, MAINE, SAID PLAN UNRECORDED AT THE TIME OF THIS SURVEY BUT KEPT ON
FILE AT BACK BAY BOUNDARY, INC.

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST | | |
|--|---|-----------|-----------|------|
| Soil type/Presumptive Load Value (Table R401.4.1) | | | | |
| Component | Submitted Plan | Findings | Revisions | Date |
| STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | Min 12' layered footings 8 FT Concrete Wall - Frost wall garage | OK | | |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | Rock, Drain rock, Damp proofing OK | OK | | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | NA | | NA | |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 1/2 anchor Bolts @ 6" OC | OK | | |
| Lally Column Type (Section R407) | 12x30x30 | OK | | |
| Girder & Header Spans (Table R 502.5(2)) | 3(2x10's Headers) | OK | | |
| Built-Up Wood Center Girder Dimension/Type | Laminate Beam | | | |
| Sill/Band Joist Type & Dimensions | 2x6 pt Sill Band | OK | | |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 9/4 open web Floor Trusses @ 16 OC | OK | | |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 9/4 open web Floor Trusses | OK | | |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | NA | | NA | |

| | | |
|--|---|----|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | Trusses 24" OC - Simpson Truss Straps - Ridge Vent | OK |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 1/2 sheathing w/clips 20 yrs Shingles - ice/water shield | OK |
| Fastener Schedule (Table R602.3(1) & (2)) | per IRC 2003 | OK |
| Private Garage (Section R309) Living Space ? (Above or beside) | NO | OK |
| Fire separation (Section R309.2) | 1 hr | |
| Opening Protection (Section R309.1) | NO | |
| Emergency Escape and Rescue Openings (Section R310) | Egress Windows | OK |
| Roof Covering (Chapter 9) | 20 year shingles | |
| Safety Glazing (Section R308) | OK | OK |
| Attic Access (Section R807) | OK | OK |
| Chimney Clearances/Fire Blocking (Chap. 10) | NA | NA |
| Header Schedule (Section 502.5(1) & (2)) | 3 (2x12's) | OK |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U- Factor Fenestration | R-19 R-21 R38 | OK |

| | | |
|--|----------------------------|----|
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) | | |
| Basement | | |
| Number of Stairways | | |
| Interior 2 | OK | OK |
| Exterior 1 | OK | OK |
| Treads and Risers (Section R311.5.3) | 3/4 max rise 10" min tread | OK |
| Width (Section R311.5.1) | 3 FT min | OK |
| Headroom (Section R311.5.2) | min 6'8" | OK |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | 36" Handrail OK | OK |
| Smoke Detectors (Section R313) Location and type/Interconnected | ? | |
| Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) | OK | OK |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) | NA | |
| Deck Construction (Section R502.2.1) | NA | NA |

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary
William Hall, Chair

May 4, 2006

Thomas F. Jewell, Esq.
477 Congress Street
Portland, ME 04101

RE: 22 Bailey Street
CBL: 332 G 001-008 and 037
ZONE: R3

Dear Mr. Jewell:

As you know, at its May 04, 2006, meeting, the Board voted 7-0 and granted the Interpretation Appeal.

You will now need to apply for a New Single Family Permit. The permit application is enclosed; please read the application checklist located on the front page, this also includes the site plan requirements.

Enclosed please find the billing for the Zoning Board of Appeals legal ads and abutters' notification and a copy of the Board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Kate Knox
Peter Thornton
Bill Hall
Catherine Alexander
Phil Sauer
David Dore

Street Improvement for Newly-Created Lot:

Interpretation Appeal

DECISION

Date of public hearing:

5/4/06

Name and address of applicant:

Sidney + Deborah Kilmer 22 Bailey St

Location of property under appeal:

22 Bailey St.

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

① Thomas Jewell - Attorney for Applicant
18 Bayview Drive, Portland

② Deborah Kilmer - 22 Bailey St

Exhibits admitted (e.g. renderings, reports, etc.):

③ Jason Murray 13 Eastman Ave. - OPPOSED

④ Greg Gay 12 Tarbell St - proponent

Findings of Fact and Conclusions of Law:

The Board's authority to review an interpretation of the Zoning Administration is pursuant to Section 14-472 of the zoning ordinance.

Appellant has demonstrated that the Interpretation of the City's Zoning Administrator, stating that Appellant may divide its lot to create a new buildable lot, but that the new lot is subject to street improvement requirements pursuant to section 14-403(b) of the zoning ordinance, was incorrect or improper.

Satisfied

Not Satisfied

Reason:

Abats Builey which improved (50')


Decision: (check one)

Option 1: The Board finds that the Appellant has satisfactorily demonstrated that the Interpretation of the City's Code Enforcement Officer was incorrect or improper, and therefore GRANTS the application.

Option 2: The Board finds that the Appellant has NOT satisfactorily demonstrated that the Interpretation of the City's Code Enforcement Officer was incorrect or improper, and therefore DENIES the application.

Dated:

5/4/06


Board Chair

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

| | |
|----------------------|--|
| Card Number | 1 of 1 |
| Parcel ID | 332 G001001 |
| Location | 22 BAILEY AVE |
| Land Use | TWO FAMILY |
| Owner Address | KILMARTIN SIDNEY P & DEBORAH A JTS 22 BAILEY AVE PORTLAND ME 04103 |

| | |
|------------------|--|
| Book/Page | 14938/133 |
| Legal | 332-G-1 TO 5-37 BAILEY AVE 22-38 EASTMAN AVE 1-7 TARBELL AVE 3-9 18122 SF |

332-G-6-6 to 8

Current Assessed Valuation

| | | |
|-------------|-----------------|--------------|
| Land | Building | Total |
| \$72,400 | \$179,900 | \$252,300 |

Property Information

| | | | | | |
|-------------------|-------------------|---------------------|--------------------|--------------------|-----------------|
| Year Built | Style | Story Height | Sq. Ft. | Total Acres | |
| 1924 | Colonial | 2 | 2122 | 0.416 | |
| Bedrooms | Full Baths | Half Baths | Total Rooms | Attic | Basement |
| 5 | 2 | | 10 | Full Finsh | Full |

Outbuildings

| | | | | | |
|--------------|-----------------|-------------------|-------------|--------------|------------------|
| Type | Quantity | Year Built | Size | Grade | Condition |
| GARAGE-WD/CB | 1 | 1960 | 21X22 | C | A |

Sales Information

| | | | |
|-------------|---------------|--------------|------------------|
| Date | Type | Price | Book/Page |
| 07/29/1999 | LAND + BLDING | \$120,000 | 14938-133 |

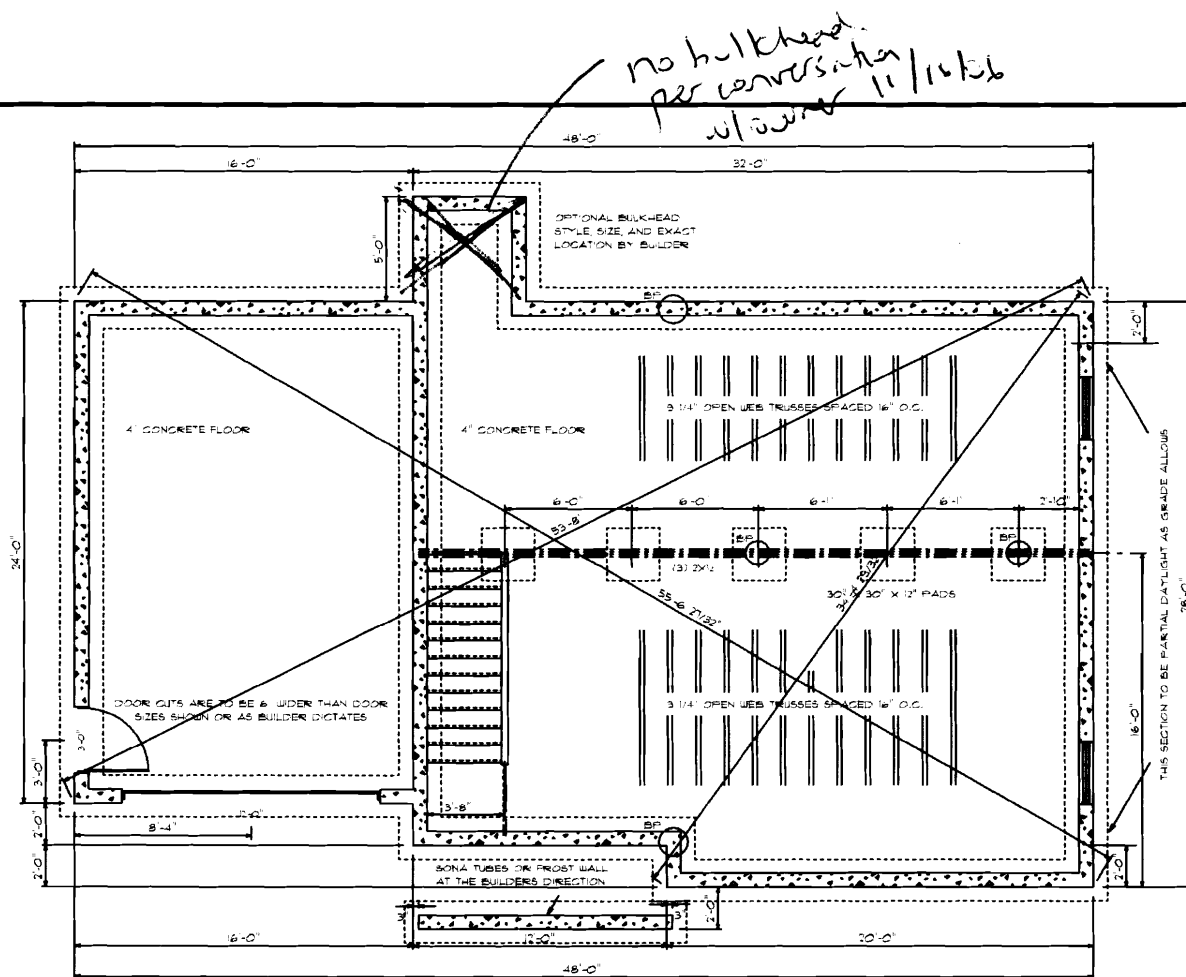
Picture and Sketch

| | | |
|-------------------------|------------------------|-------------------------|
| Picture | Sketch | Tax Map |
|-------------------------|------------------------|-------------------------|

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



Smoke detectors -
1 each BDRM + on
each level - Hardwired
Battery Backup jmn

ANY CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR THE OWNER.
FULL HEIGHT 8' WALL IN HOUSE - 8' FROST WALL IN GARAGE UNLESS TOWN REQUIREMENTS ARE DIFFERENT.
H.C.I. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.
GARAGE OH AND ENTRY DOOR CUTS TO BE 6" WIDER THAN SIZES SHOWN OR AS THE BUILDER DICTATES.
INTERIOR AND EXTERIOR POSITIVE DRAINS (EXT W/ DRAIN SOCK) OR DRAINS TO A SUMP HOLE.
ALL ELECTRICAL PIPING, SEWERAGE OR OTHER FOUNDATION CUTOUPS VERIFIED BY BUILDER.
ALL FOUNDATION FORMS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
ANY DAYLIGHT BASEMENT WALLS OR STEPPED WALLS ARE TO BE FIELD DICTATED.
2" ANCHOR BOLTS IN FRONT ENDS AND @ 0'-0".
ALL FOOTINGS 12" X 24" KEYS UNLESS SPECIFIED DIFFERENTLY BY TOWN G.E.O.
ALL LALLY PADS 12" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN G.E.O.
VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.
*SHOULD ANY ERRORS BE FOUND H.C.I. WILL BE GLAD TO CORRECT THEM BEFORE FOUNDATION IS INSTALLED.

- WINDOW SIZES SHOWN ON PLAN
- (A) 3'-4" X 5'-0" DIA. EGRESS
 - (B) 2'-6" X 4'-0" OH
 - (C) 1'-0" X 4'-0" CAS
 - (D) 3'-0" X 3'-0" AJN
 - (E) 2'-6" X 4'-0" CAS
 - (F) 2'-6" X 4'-6" OH
 - (G) 3'-0" X 5'-0" OH
 - (H) 2'-0" X 3'-0" CAS TYPED
 - (I) 3'-0" X 4'-0" OH
 - (J) 3'-0" X 2'-0" AJN

WINDOW SCHEDULE

| SIZE AND STYLE | ROUGH OPENING | QUANTITY |
|----------------|---------------|----------|
| (A) | | 1 |
| (B) | | 2 |
| (C) | | 2 |
| (D) | | 1 |
| (E) | | 1 |
| (F) | | 2 |
| (G) | | 1 |
| (H) | | 2 |
| (I) | | 1 |
| (J) | | 2 |

EXTERIOR DOOR SCHEDULE

| SIZE AND STYLE | ROUGH OPENING | QUANTITY |
|--------------------------------------|---------------|----------|
| (1) 3' FRONT ENTRY | | 1 |
| (2) 6' BUILDING DOOR | | 1 |
| (3) 3' HALL TO GARAGE 1 HR FIRE DOOR | | 1 |
| (4) 3' GARAGE REAR ENTRY | | 1 |
| (5) 12' 6" GARAGE OH | | 1 |

WINDOW NOTES

- ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON THIS PLAN ARE RECOMMENDATIONS ONLY. THE OWNER AND BUILDER WILL DECIDE DOOR AND WINDOW BRANDS, STYLES AND EXACT LOCATIONS BEFORE CONSTRUCTION STARTS. THE ACTUAL LOCATION OF THE KITCHEN WINDOW MAY BE CHANGED BY THE FINAL CABINET LAYOUT.
- HCI RECOMMENDS AN AWNING WINDOW IN THE KITCHEN.
- ALL BEDROOMS MUST HAVE AT LEAST ONE EGRESS WINDOW.
- BATHROOM WINDOWS MUST BE SAFETY GLASS.
- ANY WINDOWS IN STAIR WAYS OR AT WINDOW SEATS SHOULD TO BE SAFETY GLASS.

MISC. STRUCTURAL

- ALL BEARING POINTS (CIRCLES MARKED (B)) ARE TO BE SOLIDLY BULKHEAD TO THE FOUNDATION OR CARRYING TIMBER.
- ALL OPENINGS OVER 6" ARE TO HAVE DOUBLE JACKS ON EACH SIDE.
- ALL HEADERS ARE TO BE BUILT UP 4X4 OR IN NON BRG WALLS AND 6X10 OR LAM BEAMS IF NOTED IN BRG WALLS.

THE FINAL KITCHEN DESIGN IS TO BE DONE BY OTHERS.

PLEASE GO OVER ALL MEASUREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.

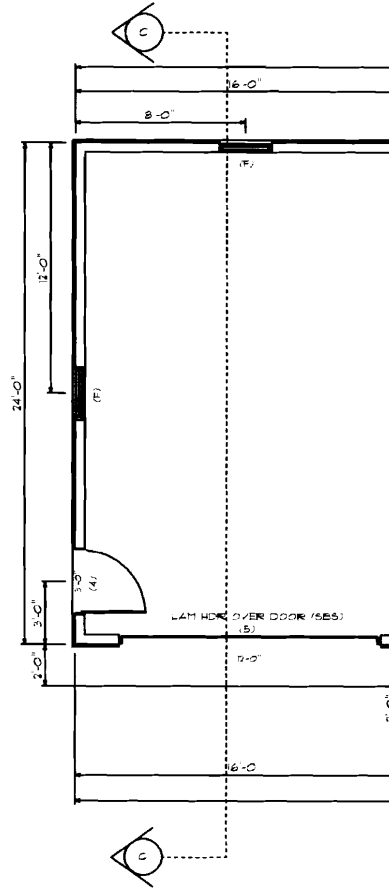
BUILDER AND OWNER TO GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS. IF ANY CHANGES OR ALTERATIONS ARE NEEDED, OR IF YOU HAVE ANY QUESTIONS PLEASE CONTACT JOHN AT HCI.

ANY LAMINATED BEAMS OR STEEL BEAMS WILL BE SPECIFIED BY THE SUPPLIER (SBS).

INTERIOR DOOR SCHEDULE

| SIZE AND STYLE | ROUGH OPENING | QUANTITY |
|----------------|---------------|----------|
| (16) 1'-6" R | | 1 |
| (17) 2'-0" L | | 1 |
| (18) 2'-4" L | | 2 |
| (19) 2'-6" EKT | | 3 |
| (10) 2'-8" L | | 3 |
| (11) 2'-8" R | | 2 |
| (12) 3'-0" BF | | 1 |
| (13) 4'-0" BF | | 1 |
| (14) 5'-0" BF | | 1 |
| (15) 6'-0" BF | | 1 |

VERIFY ALL WINDOW AND DOOR STYLES, SIZES, SWINGS AND QUANTITIES BEFORE ORDERING.
SOME DOORS ARE IN 2 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY.



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE PERSON NAMED ON THESE DRAWINGS.

USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS!

HOUSE CALLS INC.
HOME PLANNING & DESIGN
151 ROOSEVELT TRAIL, WINDHAM, ME
207-892-2810

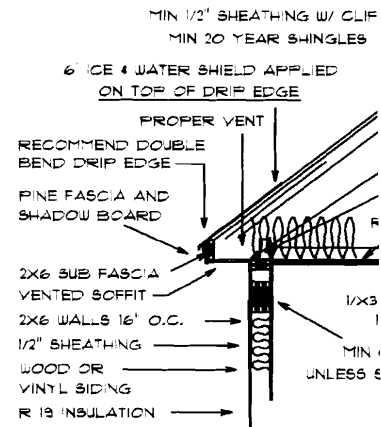
LAFRANCE RESIDENCE
FLOOR PLANS & FOUNDATION

THE OWNER OR THE BUILDER HAS HOUSE CALLS PERMISSION TO ADD TO OR DELETE FROM ANY DETAIL NOTES AND/OR SPECIFICATIONS ON THESE PLANS AS MAY BE NECESSARY FOR TOWN PERMITS. (THIS IS NOT PERMISSION TO CHANGE THE NAMES OR IN ANY WAY VIOLATE H.C.I.'S COPY RIGHT)

BUILDER TO GO OVER PLANS AND STRUCTURALS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT HE WANTS, AND THAT THEY MEET TOWN CODES. IF THERE ARE ANY QUESTIONS PLEASE CALL JOHN AT HOUSE CALLS.

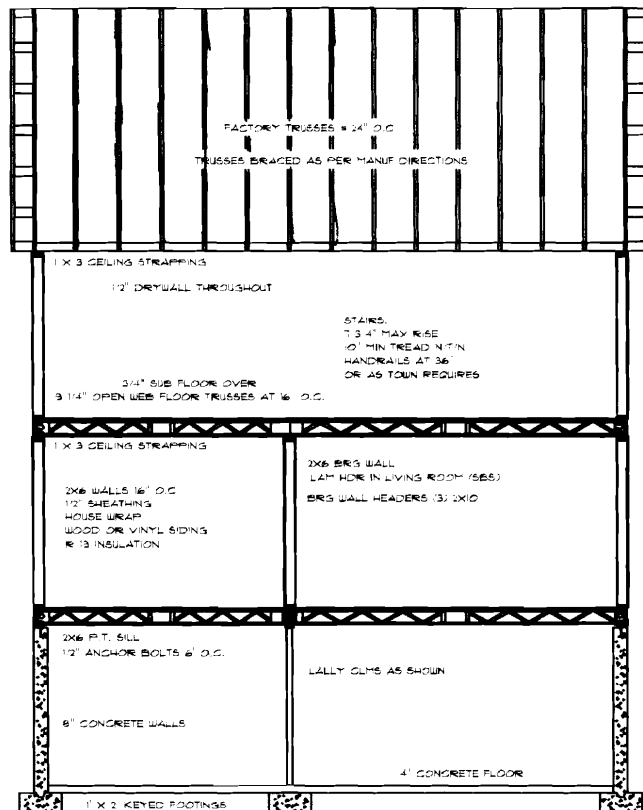
FRAMER TO BE SURE THAT ALL FLOOR TRUSSES ARE INSTALLED SO THAT TUBS AND TOILET PLUMBING DROPS CLEAR THEM. - THEY CANNOT BE CUT

EAVE & WALL SECTION FACTORY TRUSSES

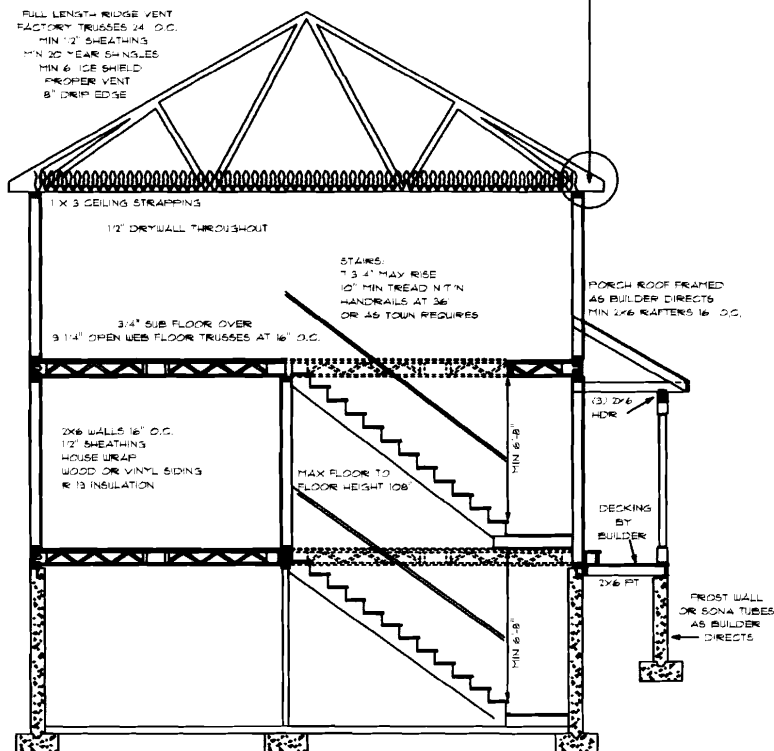


TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED BY THE MANUFACTURER. USE CANTILEVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW. ALL TRUSS MEASUREMENTS TO BE TAKEN OFF FLOOR PLAN.

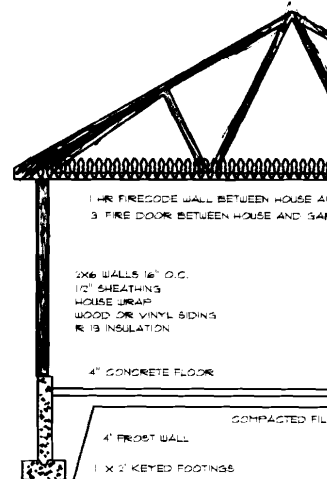
STRUCTURAL AT (A)



STRUCTURAL AT (B)



STRUCTURAL



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207-892-2810

NMK

DRP/LLG

LAFRANCE RESIDENCE

FOUNDATION & STRUCTURALS

REAR ELEVATION



LEFT ELEVATION



FRONT EL



THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE PERSON NAMED ON THESE DRAWINGS.

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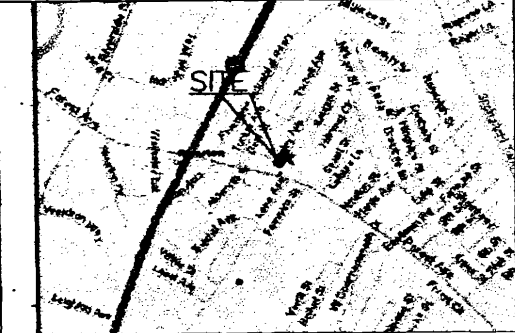
NAME

LAFRANCE RESIDENCE

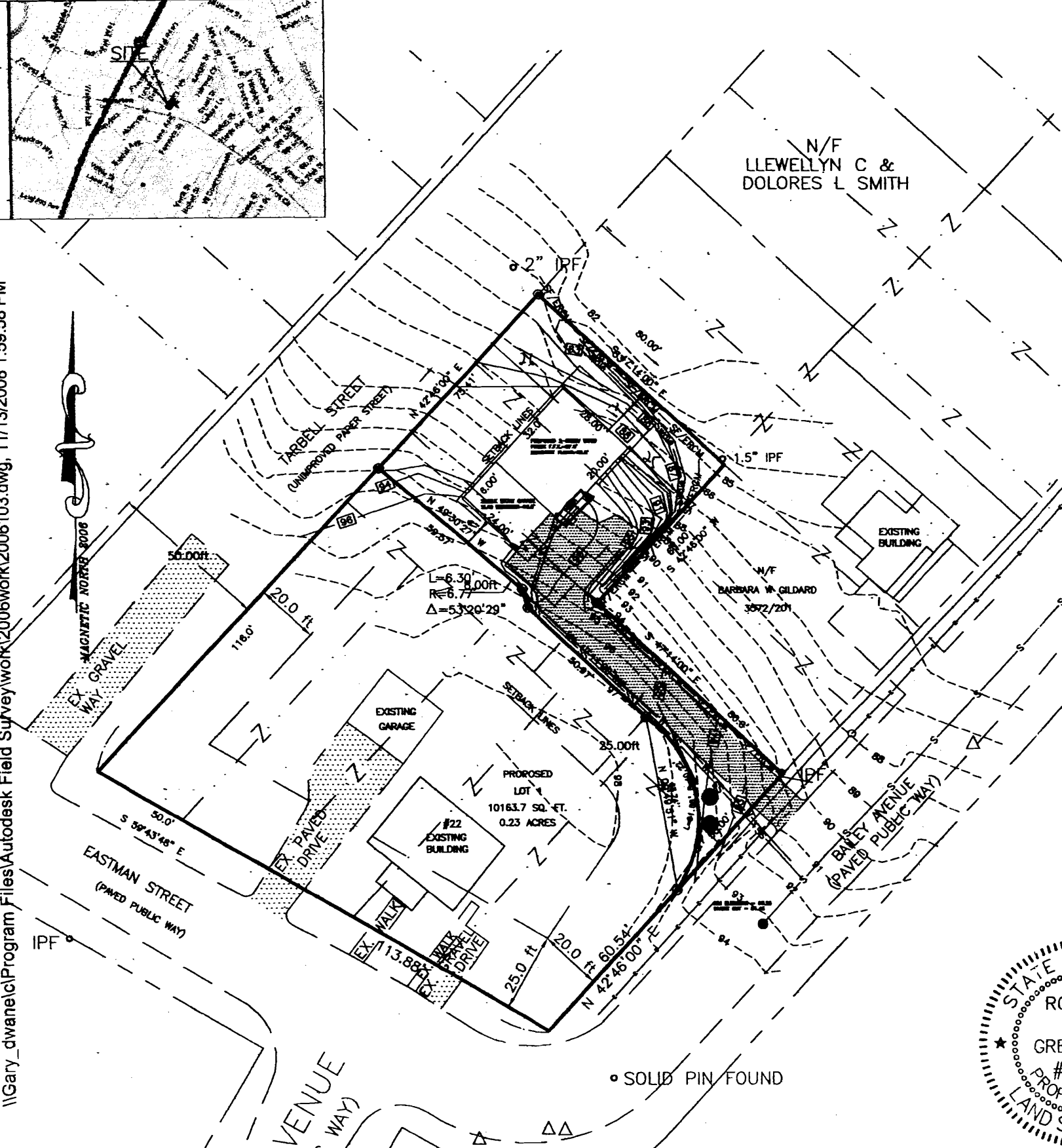
DRAWING

ELEVATIONS

SITE LOCATION MAP:



\\Gary_dwane\c\Program Files\Autodesk\Survey\work\2006work\2006103.dwg, 11/13/2006 1:59:58 PM



1. RECORD OWNER OF PARCEL: APRIL M. LAFRANCE A REGISTRY OF DEEDS (CCRD).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVAT LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR ; ELEVATIONS BASED UPON THE INVERTS OF THE TWO SHEET #1 OF 3 OF THIS SET OF PLANS AND ON PLAN APPROXIMATELY N.G.V.D. 1929.
3. AREA OF PARCEL: ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. LOT
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, ON CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK
 - b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332.
 - c.) SEWER SHEET 3 OF 3 ENTITLED "BAILEY AVENUE 1879. FILED IN THE PUBLIC WORKS VAULT IN DRAWER
5. THE ABOVE PARCELS ARE BENEFITTED BY THE FEE THE OTHER LOTS SHOWN ON SAID PLAN, AND SUBJEC STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REF
6. LOT THREE RECEIVED A ZONING BOARD OF APPEALS PLAN MEET THE CURRENT ZONING STANDARDS AS BUIL FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZOI

**This plans reflect
mls 2 lots. Th
2 lots are show*

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZOI BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS

ZONING: R-3 RES
SETBACKS:

MINIMUM LO
MINIMUM LO
MAXIMUM BI
MAXIMUM LC

CRF Ⓞ
IPFO
(50.00')

N/F
Z
σ

E

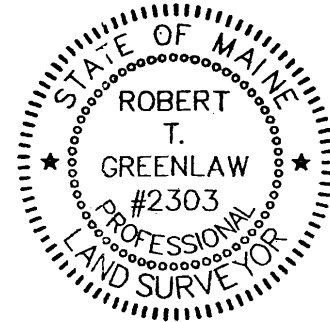
SS

S

SURVEYORS STAT

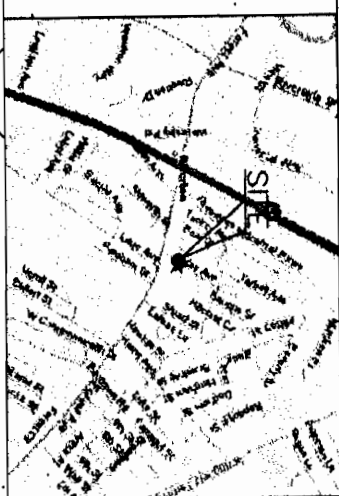
I HEREBY CERTIFY THA FOR PROFESSIONAL LAI 2001 WITH THE FOLLO

a) NO WRITTEN REPOR



RTG
ROBERT T. GREENLAW
V. PRESIDENT BACK BA

SITE LOCATION MAP:



SURVEYORS STA:
 I HEREBY CERTIFY THAT
 FOR PROFESSIONAL LA
 2001 WITH THE FOLLO
 d) NO WRITTEN REPOR

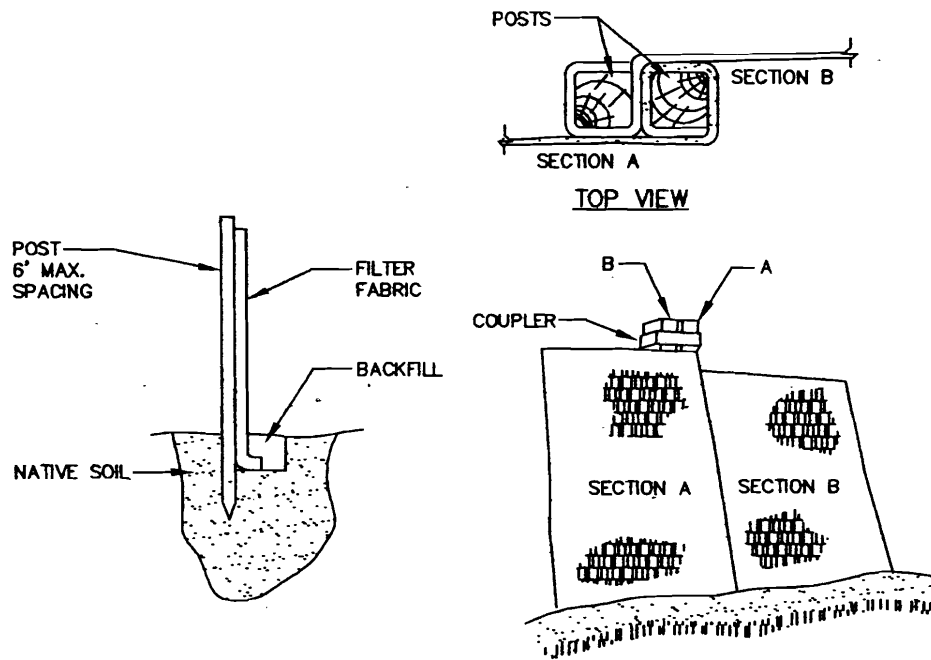
ROBERT T. GREENLAW
 V. PRESIDENT BACK B

- CRF (50.00)
- IPF (50.00)
- N/F
- Z
- d
- E
- SS
- S

MINIMUM LC
 MINIMUM LC
 MAXIMUM B
 MAXIMUM L

ZONING: R-3 RES
 SETBACKS:

1. RECORD OWNER OF PARCEL: APRIL M. LORRANCE. REGISTRY OF DEEDS (CORR).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION OF THE SUN AT THE TIME OF SURVEY. ELEVATIONS BASED UPON THE INVERTS OF THE TRIP SHEET #1 OF 3 OF THIS SET OF PLANS AND ON PL. APPROXIMATELY N.G.V.D. 1929.
3. AREA OF PARCEL: ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. LOT 1979, FILED IN THE PUBLIC WORKS VAULT IN DRAWING 1979.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS: a.) FOREST AVENUE TERRACE, PORTLAND PLANNING & CONSTRUCTION COMPANY, REGISTRY OF DEEDS PLAN BOOK 332. b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332. c.) SENIOR SHEET 3 OF 3 ENTITLED "BAILEY AVENUE".
5. THE ABOVE PARCELS ARE BENEFITTED BY THE FEE THE OTHER LOTS SHOWN ON SAID PLAN, AND SHARED THE STREETS AND WAYS, IN ACCORDANCE WITH ABOVE RE.
6. LOT THREE RECEIVED A ZONING BOARD OF APPEAL PLAN MEET THE CURRENT ZONING STANDARDS AS BUILDING FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL Z.



INSTALLATION:

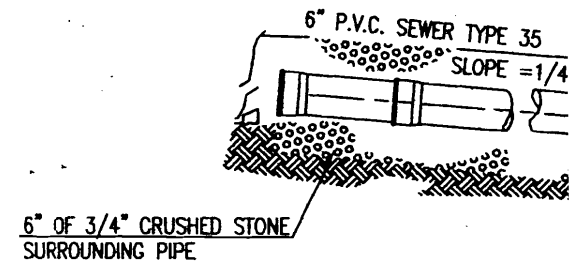
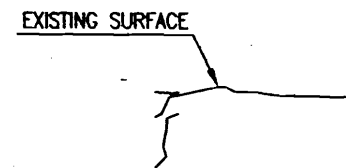
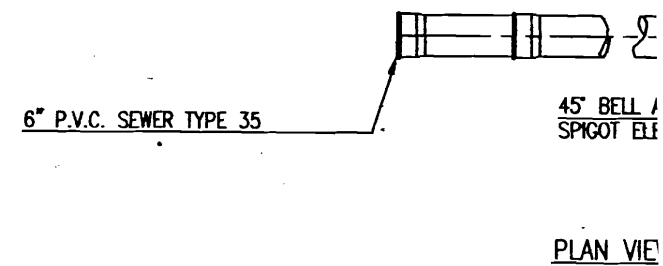
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

FILTER BARRIER

NOT TO SCALE

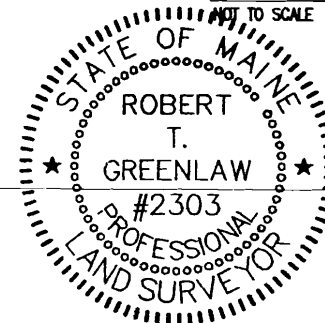
NOTE

LOCATION / WARNING TAPE SHALL BE CENTERLINE OF PIPE AT A MAXIMUM BELOW FINISH GRADE.

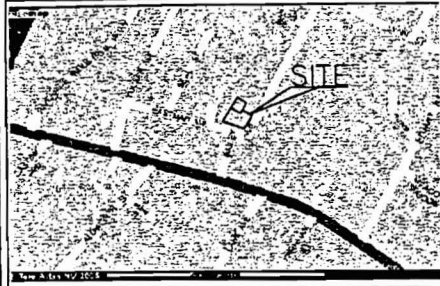


ELEVATION VIEW

TYPICAL HOUSE LATERAL WYE



SITE LOCATION MAP:



8206.4 SQ. FT.
0.19 ACRES
7924.8 SQ. FT.
0.18 ACRES

